

HARRISBURG ZONING HEARING BOARD AGENDA

REGULAR MEETING

March 21, 2016 (MONDAY)

**REV. DR. MARTIN LUTHER KING, JR. CITY GOVERNMENT CENTER
PUBLIC SAFETY AUDITORIUM, ROOM 213**

6:00 PM

OLD BUSINESS:

- 2280 **Zoning Appeal for 115 North 2nd Street**, zoned Downtown Center (DC), filed by 114 Office Associates, c/o/John Brinjac, to appeal the zoning violation enforcement notice sent to the owner of the property on March 31, 2015. Per Section 7-305.7 of the Zoning Code, commercial parking lots are not a permitted use in the DC zone.
- 2301 **Zoning Appeal for 515 South 13th Street**, zoned Residential Medium-Density (RM), filed by Keystone Cab Service, Inc., to appeal the Zoning Officer's decision that the use of the property as a vehicle/vehicle parts storage yard is a violation of the Zoning Code. Per Section 7-305.7 of the Zoning Code, self-storage facilities, junk yards, automobile storage compounds, and auto repair shops are all prohibited uses in the RM zone. Per Section 7-321.2 of the Zoning Code, only lawfully operating nonconforming uses at the time of adoption of the Zoning Code may continue.
- 2307 **Zoning Appeal for 17 North 2nd Street**, zoned Downtown Center (DC), filed by Gary Brandeis of Market Square Plaza Associates, L.P., to appeal the Zoning Officer's decision that the property's commercial parking lot is not a permitted use. Per Section 7-305.7 of the Zoning Code, commercial parking facilities are not permitted in the DC zone.
- 2308 **Variance for 17 North 2nd Street**, zoned Downtown Center (DC), filed by Gary Brandeis of Market Square Plaza Associates, L.P., to lease parking spaces to third parties. Per Section 7-305.7 of the Zoning Code, commercial parking facilities are not permitted in the DC zone.
- 2315 **Special Exception for 1100 South 20th Street**, zoned Residential Medium-Density (RM), filed by Jodey Smiley and Dale Laninga of Paxton Ministries, to construct a multi-family dwelling. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by Special Exception in the RF zone [**Continued until the April 18th Zoning Hearing Board meeting**].
- 2316 **Variance and Special Exception for 2400 Derry Street**, zoned Residential Medium-Density (RM), filed by Navtej Grewal of My Spot Market, Inc. to establish a grocery store and to waive associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, convenience stores are not permitted in the RM zone. Per Section 7-327.6, one off-street parking space is required for every 150 square feet of gross floor area and one space for each employee. Per Section 7-327.8, off-street parking may be reduced or waived by Special Exception.

Harrisburg Zoning Hearing Board Agenda

March 21, 2016

Page 2

NEW BUSINESS

- 2317 **Special Exception for 501 Seneca Street**, zoned Residential Medium-Density (RM), filed by Monica Massey, to open a Child Care Center and to waive associated off-street parking. Per Section 7-305.7 of the Zoning Code, Child Care Centers are permitted by Special Exception in the RM zone. Per Section 7-327.8, off-street parking may be reduced or waived by Special Exception.

ADJOURN